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DIV. OF HOUSING
POLICY DEVELOPMENT HCD

**City of Lincoln
Housing Report in Compliance with
Government Code Section 65400
September 2002 – June 30, 2005**

Introduction

The City of Lincoln adopted the 2002-2007 Housing Element in September 2002 and the State Housing and Community Development Department found it to be in substantial compliance in November 2003. This is the City's first progress report on Housing Element Implementation activity and is representative of a cumulative 2003-2004 & 2004-2005 report.

A. Progress in meeting Regional Housing Need

1. During the reporting period, 5,865 new residential units were constructed and released for occupancy.
2. The units above served a range of income categories, 263 were deed restricted units.
3. Of the 5,865 units produced during the reporting period, 1,167 were apartment units that may serve low income applicants; 0 were attached condominiums affordable to moderate income households; and 4,698 were attached and detached dwellings serving moderate and upper income households.
any very low?
 - i. As identified in the Housing Element a 113 unit condominium is under construction at the Foscett Ranch development. These units will be predominately targeted to lower income households.

B. Effectiveness of meeting community's housing goals and objectives

1. Program Implementation
 - i. Homebuyer Assistance Program: Since the reporting period began 7 CDBG loans totaling \$328,950, and 3 HOME loans totaling \$91,650 have been processed to assist income qualified applicants acquire 7 units within the incorporated city limits. Specifically, the program provides applicants with down payment assistance through the provision of deferred payment second loans.

- ii. Housing Rehabilitation Loan Program: Since the reporting period began 3 CDBG loans totaling \$141,311 , and 3 HOME loans totaling \$ 121,265 have been processed to assist income qualified applicants rehabilitate 6 units within the incorporated city limits. Specifically, the program provides applicants with owner occupied and owner investor home repair assistance through the provision of deferred payment loans.
- iii. Youth-Built Housing New Construction Program: Since the reporting period 4 new single family residences were constructed, three using HOME, CDBG, and USDA funds for onsite construction and or down payment assistance to income eligible applicants. Three of the units also have RDA affordability covenants attached to the property via recorded deed of trust.
- iv. Code Enforcement: The City continues to proactively pursue code enforcement activity throughout the City to sustain a high degree of residential conformity to maintenance and building standards.
- v. Preservation of Rental Housing: The City continues to undertake consistent monitoring of assisted units to assure that affordability provisions are retained for the longest feasible term.
 - 1. Preservation of affordable units include improvements in infrastructure. In 2004 the City was awarded \$500,000 in CDBG funds for Public Works project is a high TIG community (Hoitt District). Project will increase sewer capacity and repair pavement of neighborhood roads.
- vi. Affordable Housing Development: The City has negotiated with for profit and not for profit housing developers to provide units affordable to a wide range of income qualified applicants.
 - 1. In recent months, the City has secured 1,500,000 in CDBG funding for 16-20 self help single family residences in the First & Joiner Development. Properties will be secured by long-term affordability covenants and restricted deeds of trusts.
 - 2. New developments including Beazer Homes Joiner Village 97 unit subdivision will have 6 units dedicated for very low income owner occupied households.
 - 3. Stamas Development is also scheduled to produce 80 units of affordable housing.

- vii. Density Bonus: The City continues to actively pursue creative residential development proposals and remains open to examining increased density allowances when project characteristics warrant this option. To date no developer has taken advantage of this program.
- viii. Land Use Element: In 2003 the City adopted a General Plan which addressed the provision of adequate areas approved for residential uses to sustain the City's anticipated housing needs for the foreseeable future.
 - 1. None of the properties identified in the Housing Element for possible future rezoning to provide 12 additional acres of high density property has in fact been rezoned. A new development named the Nader Project is currently planned to include 51.4 acres of high density land, and 104 acres of medium density property. Project is currently undergoing an EIR and construction is expected Spring/Summer 2006.
 - 2. In updating the City's General Plan the City will examine additional acreage to rezone or change density.
- 2. The City and Redevelopment Agency have experienced a great deal of success in providing increased residential opportunities for all segments of the City's population. In addition to actively soliciting affordable housing resources, the Agency has adopted inclusionary housing requirements for all new developments. The City may likewise consider inclusionary requirements.

C. Progress toward mitigating governmental constraints identified in the housing element.

- 1. Facilitating Construction of a variety of affordable housing types.
 - i. City amended R-3 height density ordinance to allow for increased development of town homes and condominiums. Amendment provides greater flexibility in height, lot coverage, and setback requirements.
 - ii. The City amended Title 18 of the Lincoln Municipal Code to be in compliance with Section 65852.2 of the California Government Code.

- iii. In order to provide for manufacture housing units the City deleted 18.60 of the Lincoln Municipal Code so that special certification of compatibility is not required for manufactured units.
 - iv. The city has reduced parking requirements for multi family housing used for senior housing from 2.5 spaces per unit down to 1.5 spaces/unit.
2. Address the financial, physical and supportive service needs of community.
- i. The City provides Dial-A-Ride and Public Bus Transit to affordable units within the City.
 - ii. The Lincoln Municipal Code 18.34 (Special Uses) was amended to establish and permitting procedures for child care facilities.
 - iii. Pending before the City is the amendment to the Lincoln Municipal Code 18.16.020 to allow transitional housing through a conditional use permit process.

D. Revised Timing Proposals for Select Housing Element Actions

The following represents a list of pending action items & policy proposals that have not been implemented at the time of this report. Following each item is a revised timing proposal that represent the City's best estimation of time requirements to fully adopt/implement all required policies/actions.

Action 6:

- A. Amend Title 18 (Zoning), Sections 18.14.010 and 18.16.010 of the City's Municipal Code to allow mobile home parks as a permitted use in the City's Duplex Residential (R-2) and Multiple Residential (R-3) Districts.
- B. The City will contact the owner of the existing mobile home park in the City, which is currently zoned Neighborhood Commercial (NC), to determine the most appropriate residential zoning district to rezone the property (R-2 or R-3). Once a determination has been made the City will rezone the property accordingly as part of the comprehensive rezoning process in December 2003.

Responsible Agency: Community Development Department, Planning Commission, and City Council.

Potential Funding Sources: General Fund.

Proposed Timing: December 2003.

Revised Proposed Timing: September 2006.

Policy 3.

New residential developments will include housing affordable to low- and moderate-income households.

Action: Adopt an affordable housing policy as part of the General Plan update, and amend Title 18 (Zoning) of the Lincoln Municipal Code to add an ordinance that implements the affordable housing policy. This policy will be applied to all new planned unit developments and specific plans. The ordinance will specify a percentage of housing units, up to 10 percent, and the proportion of low- and moderate-income units required in each new planned development or specific plan project area.

The specific affordable housing requirements will be negotiated for each residential development through a development agreement. The City will consider one or more of the following options to implement the affordable housing policy:

1. Each development will provide the specified percentage of housing units affordable to low- and moderate-income households without subsidies or regulatory incentives; or
2. The City will provide financial and/or regulatory incentives to increase the feasibility of producing the low- and/or moderate-income housing, consistent with state density bonus law; or
3. City will consider alternatives to providing affordable housing, such as donation of land and/or the payment of an in-lieu fee that would result in an equivalent number of low- and/or moderate-income units constructed.

The City will advertise the affordable housing policy to developers and/or other interested parties through published information available at the Community Development Department's counter, the City's website (www.ci.lincoln.ca.us), and on the local community access television channel.

Responsible Agency:	Community Development Department, Planning Commission, and City Council.
Potential Funding Sources:	General Fund, CDBG, and Planning and Technical Assistance (PTA) Grant.
Proposed Timing:	December 2002.
<i>Revised Proposed Timing:</i>	September 2006.

Policy 10.

Address the physical, financial, and supportive service housing needs of persons with disabilities.

Action 4:

Amend Title 18 (Zoning) to allow group homes/residential facilities of six or fewer persons as a permitted use by right in all districts in which single-family homes are allowed. Subject to the provisions of the Lincoln Municipal Code, group homes/residential facilities will be held to the same standards and permit processing as single-family homes.

Community Development Department, Planning Commission, and City Council.

General Fund.

December 2003.

Revised Proposed June 2006.
Timing:

City of Lincoln Annual Housing Element Progress Report (CA Govt 65400)
Annual Building Activity Report

TABLE A: Housing Developed with Public Financial Assistance &/or Deed Restrictions 2003-2004

Project Identifier	Project Name	Unit Category	units/acres	Tenure	Affordability by Household Income				Totals	Subsidy Programs Used		Deed Restricted Units		
					>					Tax Credit 4%	Tax Credit 9%	RDA	Inclusionary	Other
Lincoln Terrace Parkway/Oak Creek		5+	13-20	R	8	32	40		80			x	x-RDA	
		5+	13-12	R	12				12			x	x-RDA	
Totals					20	32	40	0	92					